
S-4299
TUCK POINTE SUBDIVISION
Minor-Sketch Plan

STAFF REPORT
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REQUEST MADE, PROPOSED USE, LOCATION:

Petitioners Grant Heinold and Brian Furrer, who are also the property owners, and represented by R.W. Gross & Associates, are seeking primary approval of a four lot subdivision on 14.233 acres, located at the southwest corner of SR 43 N and Soldiers Home Road, in Tippecanoe 33 (SW) 24-4.

AREA ZONING PATTERNS:

The site is zoned R1, Single-family Residential as are all surrounding properties except adjacent to the west and east. To the west, is an R3 zoned development, and across the highway to the east, land is zoned A, Agricultural and PDNR, Planned Development Non-Residential (for the Tippecanoe County Amphitheater).

The parent tract is 25.29 acres, which includes all four proposed lots plus a 10 acre remainder. This request will use all of the division rights, although since the property is zoned R1, it could be further divided through the major subdivision process.

AREA LAND USE PATTERNS:

The site in question has extremely steep slopes and is heavily wooded. There are currently no improvements onsite. Surrounding properties are used residentially and as stated above, the amphitheater is across SR 43 to the east.

TRAFFIC AND TRANSPORTATION:

Both Soldiers Home Road and SR 43 N are classified as rural secondary arterials by the adopted *Thoroughfare Plan*. The 55' half-width right-of-way shown on SR 43 is already in place and currently exceeds the 40' half-width the *Plan* requires. A 60' wide ingress/egress easement off of Soldiers Home Road has been shown on the sketch plan; this easement would give all four lots plus the ten acre tract their only driveway entrance. Although this easement is at a very steep location, (It will have about a 10% slope.) it is the only place where sight distance issues were not a problem.

County Highway is requiring a "no vehicular access" statement be platted along Soldiers Home Road except for the location of the entrance drive; staff is likewise requiring a "no vehicular access" statement along the SR 43 frontage.

ENVIRONMENTAL AND UTILITY CONSIDERATIONS:

A letter from the County Health Department states that, "Lots 1, 2, and 3 can be

considered for elevated sand mounds or shallow trench subsurface absorption systems with perimeter drains to lower seasonal high water table. Lots 1 and 3 have adequate outlets on each lot to discharge the tiles. Lot 2 will drain onto Tract 1 of the development and will need a drainage agreement or easement. Lot 4 is suitable for shallow trench subsurface absorption system with the location at the down slope base area at the northeast corner of the lot. An existing well casing is located in this area and must be properly abandoned to allow installation within 10 feet of the casing." The required drainage easement from Lot 2 onto Tract 1 has been shown on the sketch plan and its location approved by the County Health Department.

The County Surveyor's Office is requiring a Rule 5 submittal and conservation easements to prevent erosion of the hillsides.

CONFORMANCE WITH UZO REQUIREMENTS:

SR 43 North is an Indiana Scenic Byway from south of I-65 to the Levee area of West Lafayette. There is a special building setback along the west side of this highway of 100' measured from the right-of-way line. This required setback has been shown; all other setbacks shown are correct. Lot width and area are sufficient to meet ordinance standards. No buffering is required.

STAFF RECOMMENDATION:

Conditional primary approval, contingent on the following:

A. Conditions

FINAL PLAT – The following items shall be part of the Secondary Application and Final Plat approval:

1. Except for the approved entrance, a "No Vehicular Access" statement shall be platted along the SR 43 N and Soldiers Home Road right-of-way lines.
2. If there is a mortgage on this property, a recorded partial release or written acknowledgment from the mortgage company must be obtained in order to dedicate the necessary right-of-way.
3. All existing easements, covenants or restrictions shall be shown and referenced with the corresponding recording information (Document Number and date recorded).
4. All required building setbacks shall be platted.
5. The Drainage Board or the County Surveyor shall approve any required drainage plans in compliance with Tippecanoe County Ordinance #2011-27-CM.
6. The street addresses and County Auditor's Key Number shall be shown.

SUBDIVISION COVENANTS – The following items shall be part of the subdivision covenants:

7. The "No Vehicular Access" restriction shall be made enforceable by the Area Plan Commission and irrevocable by the lot owners.